

IN RE: PETITION FOR SPECIAL HEARING  
W/S Harford Road, 107' NW of  
Emerald Road  
(8306 - 8310 Harford Road)  
9th Election District - 6th  
Councilmanic District

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 90-564-SPH

Theresa C. Rau  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the site plan previously approved in Case No. 83-219-XSPH to permit an expansion of the existing use in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Howard Rau, Petitioner's son, and Jerome Shuman, Consulting Engineer. Appearing as Interested Parties were Marjorie MacCubbin, Grace DeOms, G. E. Gerbst, Dr. & Mrs. Earl L. Herbst, and George J. Kotapish, all residents of Emerald and Onyx Roads.

Testimony indicated that the subject property, known as 8306 to 8310 Harford Road, consists of 8,899 sq. ft. zoned B.L.-C.S.2, and is the site of the Parkville Body and Fender Shop. Said property was granted a special exception for a service garage and use of the adjacent lot for parking in conjunction with the operation of the service garage in Case No. 83-219-XSPH on May 17, 1983. Said property was also granted a nonconforming use of the residential lot to the rear of 8306 and 8308 Harford Road for the storage of damaged vehicles awaiting repair. Petitioner is desirous of constructing an addition to the existing 8 bay garage and addition of a one story frame shop with 3 bays to accommodate growing

business needs. Testimony indicated that the relief requested meets the requirements of Section 502.1 and will not result in any detriment to the health, safety or general welfare of the surrounding community.

The adjoining property owners who appeared as interested parties were mainly concerned about potential water runoff from the proposed improvements and Petitioner's plans for providing better drainage systems for the subject site. After testimony by Petitioner's engineer and Petitioner's agreement to comply with all County requirements, the adjoining neighbors were satisfied that the proposed additions would be acceptable.

The plan submitted and marked Petitioner's Exhibit 1 was slightly modified from that presented at the time of filing the Petition. The difference was in the placement of the proposed 3-bay building to the rear of the site on the property line in lieu of the required 20 feet from the rear property line. The original plan has been marked Petitioner's Exhibit A. In the event the County agencies reviewing the revised plan feel the original plan is more appropriate in that it provides for additional drainage room, development in accordance with Petitioner's Exhibit A will be required.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial exception use, irrespective of its location within the zone. Schultz v. Pritte, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special hearing should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1990 that the Petition for Special Hearing to approve an amendment to the site plan previously approved in Case No. 83-219-XSPH to permit an expansion of the existing use in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is subject to CRG approval.

3) Compliance with any and all County requirements regarding water runoff from the subject site, including, but not limited to, the installation of a new drainage and gutter system.

4) In the event County agencies or CRG approval require development in accordance with Petitioner's Exhibit A rather than Petitioner's Exhibit 1, Petitioner shall develop the property in accordance with Petitioner's Exhibit A.

5) Except as herein modified, all restrictions and conditions imposed in the Order issued May 17, 1983 in Case No. 83-219-XSPH shall be incorporated herein and Petitioner required to comply.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*A. M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING  
Date 9/10/90  
By B. Williams

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Date 9/10/90  
By B. Williams

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By B. Williams

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Date 9/10/90  
By B. Williams

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amended site plan, Case No. 83-219XSPH

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc. upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Theresa C. Rau (Type or Print Name) <i>Theresa C. Rau</i> Signature (Type or Print Name) Address City and State
Attorney for Petitioner: S. Eric DiNenna, Esquire (Type or Print Name) <i>S. Eric DiNenna</i> Signature 409 Washington Ave., Ste. 600 Towson, Maryland 21204 City and State Attorney's Telephone No.: 296-6820	3806 Harford Road Address Baltimore, Maryland 21234 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted S. Eric DiNenna, Esquire 409 Washington Ave., Ste. 600 Towson, MD 21204, 296-6820 Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of Sept, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of August, 1990, at 11 o'clock

*H. M.*  
FILED ON 5/15/90 BY JLL  
ANY TIME OR DAY  
1 HR.  
J. Robert Hines  
Zoning Commissioner of Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(410) 887-3333

September 10, 1990



S. Eric DiNenna, Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

KE: PETITION FOR SPECIAL HEARING  
W/S of Harford Road, 107' NW of Emerald Road  
(8306 to 8310 Harford Road)  
9th Election District - 6th Councilmanic District  
Theresa C. Rau - Petitioner  
Case No. 90-564-SPH

Dear Mr. DiNenna:  
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,  
*A. M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mrs. Marjorie MacCubbin  
2919 Onyx Road, Baltimore, Md. 21234  
Mrs. Grace DeOms  
2912 Emerald Road, Baltimore, Md. 21234  
Dr. & Mrs. Earl L. Herbst  
2921 Emerald Road, Baltimore, Md. 21234  
Mr. George J. Kotapish  
2917 Onyx Road, Baltimore, Md. 21234

ORDER RECEIVED FOR FILING  
Date 9/10/90  
By B. Williams

CIVIL  
JEROME SHUMAN  
Consulting Engineers, Inc.  
17 SHANNONWOOD COURT  
PINEVILLE, MARYLAND 21208  
(301) 484-7500  
(301) 484-7501

90-564-SPH

DEED DESCRIPTION FOR SPECIAL HEARING  
BEGINNING at the point of beginning, at the distance of 101.71 feet northeasterly from the corner formed by the intersection of the Northwest side of Harford Road with the Northwest side of Emerald Road and running thence N 30° 00' E 137.30' to the Northeast corner of the property thence N 48° 30' W 187.48' to the Northwest corner of the property thence S 41° 30' W 90.0' to the Northeast outline of Lots 70 and 57 on the plats of the land belonging to Canton Co. of Baltimore, thence S 48° 30' E binding on said outline and parallel with Emerald Road 60.0' to the Southeast outline of Lot No. 57 of said plat, thence S 41° 30' W binding on said outline 45.0' to the Northeast outline of Lot No. 56 and thence S 48° 30' E 152.58' to the place of beginning.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 9/10/90  
Posted for: Special Hearing  
Petitioner: Theresa C. Rau  
Location of property: W/S Harford Rd., 107' NW Emerald Rd., 8306-10 Harford Rd.  
Location of Sign: Harford Rd., across E. Onyx Rd., on the property of Baltimore Co.  
Remarks:  
Posted by: A. M. Nastarowicz Date of return: 9/12/90  
Number of Signs: 7

Baltimore County  
Zoning Commissioner  
County Office Building  
211 West Chesapeake Avenue  
Towson, Maryland 21286

receipt  
Account: R-001-6150  
Number: 2493

DATE	QTY	PRICE
5/14/90		HY000398
PUBLIC HEARING FEES		
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$175.00
LAST NAME OF OWNER: PARKVILLE BODY &		

Please make checks payable to: Baltimore County

**NOTICE OF HEARING**  
 The Zoning Commission of Baltimore County, Md., will hold a public hearing on the proposed rezoning of the property located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
 Petition for Special Hearing: Case No. 90-564-SPH  
 8306-8310 Harford Road, 107' NW of Emerald Road  
 9th Election District - 6th Councilmanic District  
 Hearing Date: Tuesday, August 28, 1990 at 11:00 a.m.  
 Amended site plan, Case No. 83-219-SPH  
 In the event that the Petitioner is granted a building permit for the proposed rezoning, the Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
 J. Robert Haines  
 Zoning Commissioner  
 Baltimore County  
 MD 21204

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. July 30, 1990  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 26, 1990.

THE JEFFERSONIAN,

*S. Zabe-Delmar*  
 Publisher

**Baltimore County Zoning Commissioner**  
 County Office Building  
 118 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-4150  
 No 3297

Date: 8/29/90      H9100158

90-564

PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING 1 X		\$101.45
TOTAL:		\$101.45

LAST NAME OF OWNER: PARKVILLE BODY & EQUIPMENT

04348WOLLSCHICRC  
 BA C01158ANG/28/90      \$101.45

Please make checks payable to: Baltimore County

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

DATE 7/31/90



Dennis F. Rasmussen  
 County Executive

Theresa C. Rau  
 8306 Harford Road  
 Baltimore, Maryland 21234

Re: Petition for Special Hearing  
 CASE NUMBER: 90-564-SPH  
 8306-8310 Harford Road  
 9th Election District - 6th Councilmanic District  
 Petitioner(s): Theresa C. Rau  
 HEARING: TUESDAY, AUGUST 28, 1990 at 11:00 a.m.

Dear Ms. Rau:

Please be advised that \$101.45 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
*J. Robert Haines*  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

JRH:gs  
 cci: S. Eric DiNenna, Esq.

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

June 29, 1990



Dennis F. Rasmussen  
 County Executive

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing  
 CASE NUMBER: 90-564-SPH  
 8306-8310 Harford Road, 107' NW of Emerald Road  
 9th Election District - 6th Councilmanic District  
 Petitioner(s): Theresa C. Rau  
 HEARING: TUESDAY, AUGUST 28, 1990 at 11:00 a.m.

Special Hearings Amended site plan, Case No. 83-219-SPH.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

cc: Theresa C. Rau  
 S. Eric DiNenna, Esq.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. July 30, 1990  
 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 26, 1990.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

*S. Zabe-Delmar*  
 Publisher

PO 106193

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

August 21, 1990



Dennis F. Rasmussen  
 County Executive

S. Eric DiNenna, Esquire  
 409 Washington Avenue, Suite 600  
 Towson, MD 21204

RE: Item No. 398, Case No. 90-564-SPH  
 Petitioner: Theresa C. Rau  
 Petition for Special Hearing

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Theresa C. Rau  
 8306 Harford Road  
 Baltimore, MD 21234

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner



Dennis F. Rasmussen  
 County Executive

Your petition has been received and accepted for filing this 6th day of June, 1990.

*J. Robert Haines*  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

Received By:

*James E. Dyer*  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: Theresa C. Rau

Petitioner's Attorney: S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
 Zoning Commissioner

FROM: Pat Keller, Deputy Director  
 Office of Planning and Zoning

SUBJECT: Theresa C. Rau, Item No. 398

DATE: July 12, 1990

The Petitioner requests a Special Hearing to amend the site plan approved in Case No. 83-219-XSPH.

In reference to this request, staff offers the following:

- A site visit by staff indicated that the Petitioner's property is maintained in good condition. However, the inspection also revealed that automobile parts were being stored on a residentially zoned portion of the property.

Should the parts be removed in this area, staff recommends the Petitioner's request be granted.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
 Department of Public Works  
 Bureau of Traffic Engineering  
 Courts Building, Suite 405  
 Towson, Maryland 21204  
 (301) 887-3654

June 6, 1990



Dennis F. Rasmussen  
 County Executive

Mr. J. Robert Haines  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 398, 394, 396, 397, 398, 399, 400, 403, 404, 402, 406 and 407.

Very truly yours,

*Michael S. Flanigan*  
 Michael S. Flanigan  
 Traffic Engineer Associate II

MSF/lvw

RECEIVED  
 JUN 13 1990  
 ZONING OFFICE

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21284-5500  
(301) 887-4500

Paul H. Reincke  
Chief

JUNE 4, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: THERESA C. RAU  
Location: #8306-8310 HARFORD ROAD  
Item No.: 398 Zoning Agenda: JUNE 5, 1990

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 28

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 29, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 387, 388, 394, 396, 397, 398, 399, 400, 402, 403, 404, 406 and 407.

For Item 401, the previous County Review Group comments still apply.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:e

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM  
Mr. Powell / EIRD  
Mr. Pilson / WES  
Mr. Flowers / CBCA  
Mr. Fisher / Planning  
Mr. Richards / Zoning  
Mr. Bowling / DED  
Mr. Famill / Traffic  
Mr. Weiss / Sanitation  
Mr. Beaumont / Land Acq.  
Ms. Lutz / House Wks.  
Capt. Kelly / Fire Dept.  
Mr. Kincaid / Rec. & Parks  
Mr. Brocato / SHA  
Mr. Butcher / C&P

DATE: March 12, 1991

FROM: Susan Wisbey  
Bureau of Public Services

SUBJECT: District: 9C6  
Project Name: Parkville Body and Fender  
Project No.: 90277  
Engineer: Paul Lee Engineering  
Phone No.: 821-5941

ACTION REQUESTED:  
CRG Plan Review (Meeting Waived) : XI W-90-214  
CRG Plan Refinement Review :  
CRG Non-Material Amendment Review :  
CRG Plan Approval Extension Review :  
Parhandle Minor CRG Plan Review :  
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 4/2/91; if you have no comments or do not need to review this plan, please indicate by placing your initials here \_\_\_\_\_.

Thank you for your attention to our request.

SDM:nen  
cc: File

*to JLL  
3/12/91*

PARKVILLE BODY AND FENDER  
W-90-214

Plan Date: 3/6/91  
Comments Due: 4/2/91  
Comments Date: 4/1/91  
Comments Typed: 4/5/91

- Show front building orientations on the plan. Breakdown gross and net areas by zone on the plan and correct calculations accordingly.
- Due to the extensive restrictions imposed by zoning hearings #83-219-XSPH and #90-564-SPH, a complete list of all applicable zoning restrictions must be included on the plan and show how compliance is maintained. Show in bold outline and label the restriction #2 area in zoning hearing #83-219-XSPH.
- The parking layout showing blocked employee and repair bay parking is in conflict with Section 409.4B (B.C.Z.R.), which states all parking spaces shall adjoin and have direct access to an aisle. Confirm compliance of this situation or any prior zoning approvals on the plan.
- Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-90-214 and written correspondence or revised plans must be accompanied by a copy of these comments.

*John L. Lewis*  
JOHN L. LEWIS  
PLANNER II

JLL:scj

cc: Current Planning  
ZONING-1111-#83-219-XSPH & #90-564-SPH  
Waiver File

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

*5/25/90*  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # *398*, Zoning Advisory Committee Meeting of *June 5, 1990*

Property Owner: *Theresa C. Rau* District: *9*

Location: *8306-8310 Harford Road*

Water Supply: *metro* Sewage Disposal: *metro*

COMMENTS ARE AS FOLLOWS:

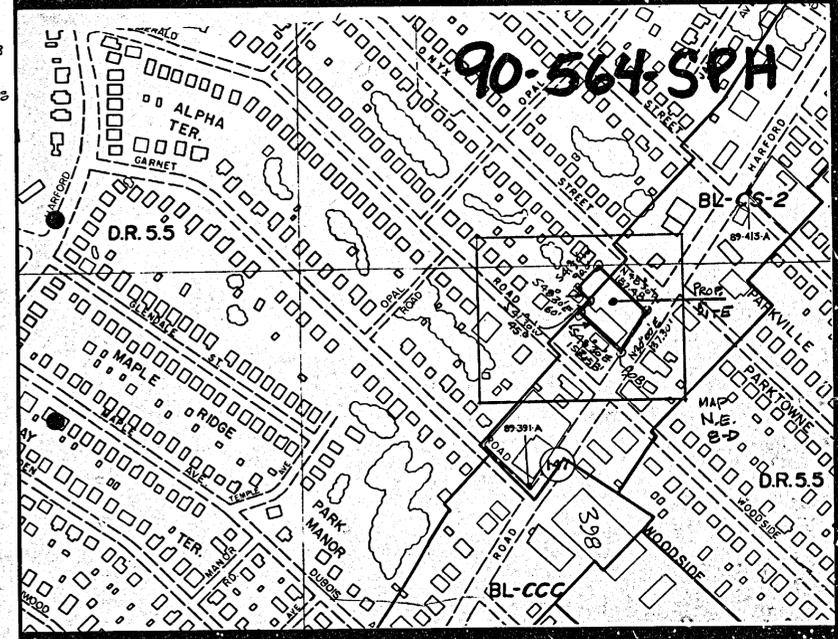
- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for a new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 667-5500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_ conducted.  
( ) The results are valid until \_\_\_\_\_.  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others *Drainage from interior service bays is to be directed to sanitary sewer via oil separator*

*Abraham*  
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Mr. Marjorie MacLellan</i>	<i>3219 Chesapeake Rd Baltimore Md 21234</i>
<i>Mr. Bruce De Ono</i>	<i>2919 Emerald Rd Baltimore Md 21234</i>
<i>Mrs. H. C. Herbst</i>	<i>2821 Emerald Rd Baltimore Md 21234</i>
<i>Earl L. Herbst</i>	<i>2821 Emerald Rd Baltimore Md 21234</i>
<i>Deag. J. Kitzfend</i>	<i>2917 Chesapeake Rd Baltimore Md 21234</i>

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>HOWARD RAU</i>	<i>6 HAVENFIELD DR 21234</i>
<i>THERESA C RAU</i>	<i>4819 CARROLL MANOR 21013</i>
<i>ANNETTE RAU</i>	<i>4819 CARROLL MANOR RD 21013</i>
<i>VERONIC SUMMERS GUILDFORD</i>	<i>17 BRANCHWOOD COURT, PRESHIP 21208</i>



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MANAGEMENT



